

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

QUASI-JUDICIAL

DATE: October 2, 2007

**SUBJECT: ORDINANCE: REDMOND ASSEMBLY PLANNED RESIDENTIAL
DEVELOPMENT, L060128**

I. RECOMMENDED ACTION

By motion, adopt the attached ordinance approving the Redmond Assembly Planned Residential Development, subject to the conditions outlined in the Hearing Examiner's report dated August 15, 2007.

II. DEPARTMENT CONTACT PERSONS

Rob Odle, Director, Planning and Community Development, 425-556-2417
Judd Black, Planning Manager, 425-556-2426
Amy Keenan, Associate Planner, 425-556-2470

III. DESCRIPTION/BACKGROUND

The applicant has requested approval of a Planned Residential Development (PRD) to create 15 lots containing single-family detached homes on a 10.3-acre site located at 16456 NE 122nd Street. The Hearing Examiner has recommended approval of this PRD application.

The Hearing Examiner held the public hearing for this project on June 18, 2007 and issued his approval of the Preliminary Plat and recommendation for approval of the PRD on July 10, 2007. The Findings of Fact, Conclusions, and Recommendations of the Hearing Examiner for this application were provided to City Council on July 10, 2007. The Hearing Examiner issued a revised Findings of Fact, Conclusions, and Recommendations on August 15, 2007 after granting a Request for Reconsideration submitted by the applicant. Copies of the Hearing Examiner's report have been placed in Councilmembers' mailboxes.

IV. IMPACT

Service Delivery: Staff does not anticipate a significant impact in service delivery needs or fiscal impact as a result of the approval of this project.

V. ALTERNATIVES

A. Approve the Hearing Examiner's recommendation. The Hearing Examiner has recommended approval with certain conditions of the Planned Residential Development for the Redmond Assembly project. Approval of this recommendation will allow this project to move forward as designed with a series of modifications to standards allowed under the PRD provisions of the Redmond Community Development Guide.

B. Approve the Hearing Examiner's recommendation with modifications. The City Council may choose to approve the Hearing Examiner's recommendation with modifications, based on Council findings that alternate conditions would better implement adopted regulations. This action could result in a redesign of the project.

C. Not approve the Hearing Examiner's recommendation. The City Council may choose not to approve the Planned Residential Development for the Redmond Assembly project, based on findings that the project, as designed, is inconsistent with adopted regulations. This action would result in the developer having to redesign or not pursue the project.

VI. TIME CONSTRAINTS

There are no specific time constraints regarding the approval of this project. However, state law requires timely processing of development applications.

VII. LIST OF ATTACHMENTS

Attachment A: Ordinance Adopting the Hearing Examiner's Findings, Conclusions, and Recommendations for the Redmond Assembly PRD, L060128, dated August 15, 2007

Attachment B: Site Map of Proposed Development

Attachment C: Vicinity Map

/s/_____
Robert G. Odle, Planning Director

9/19/07_____
Date

Approved for Council Agenda:/s/_____
Rosemarie Ives, Mayor

9/25/07_____
Date

ATTACHMENT A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S JULY 10, 2007 RECOMMENDATION TO APPROVE WITH CONDITIONS THE REDMOND ASSEMBLY PLANNED RESIDENTIAL DEVELOPMENT (FILE L060128), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Burnstead Construction, herein referred to as applicant, submitted an application to develop a 15-lot planned residential development (PRD) on 10.3 acres located at 16456 NE 122nd Street; and

WHEREAS, a planned residential development is a Type IV permit decision; and

WHEREAS, the Redmond Community Development Guide authorizes the Hearing Examiner to conduct an open record hearing for the planned residential development and make a recommendation with findings of fact, conclusions of law, and conditions of approval for the PRD to the City Council for consideration; and

WHEREAS, on June 18, 2007, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Redmond Assembly Planned Residential Development (File L060128) and Preliminary Plat (L060127); and

WHEREAS, on July 10, 2007, the Hearing Examiner conditionally approved the Redmond Assembly Preliminary Plat (L060127) and recommended approval of the Redmond Assembly PRD (File L060128) subject to conditions; and

WHEREAS, on August 15, 2007, the Hearing Examiner issued a revised decision and approved the Redmond Assembly Preliminary Plat (L060127) and

recommended approval of the Redmond Assembly PRD (File L060128) subject to conditions; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Hearing Examiner's recommendation for the Redmond Assembly PRD dated August 15, 2007.

Section 2. Approval. The City Council hereby approves the Redmond Assembly Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated August 15, 2007.

Section 3. Duties of Planning Director. The Planning Director is hereby authorized and directed to make any appropriate notations on the official zoning map of the city in order to reflect the approval of the PRD as provided in this ordinance.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City's legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

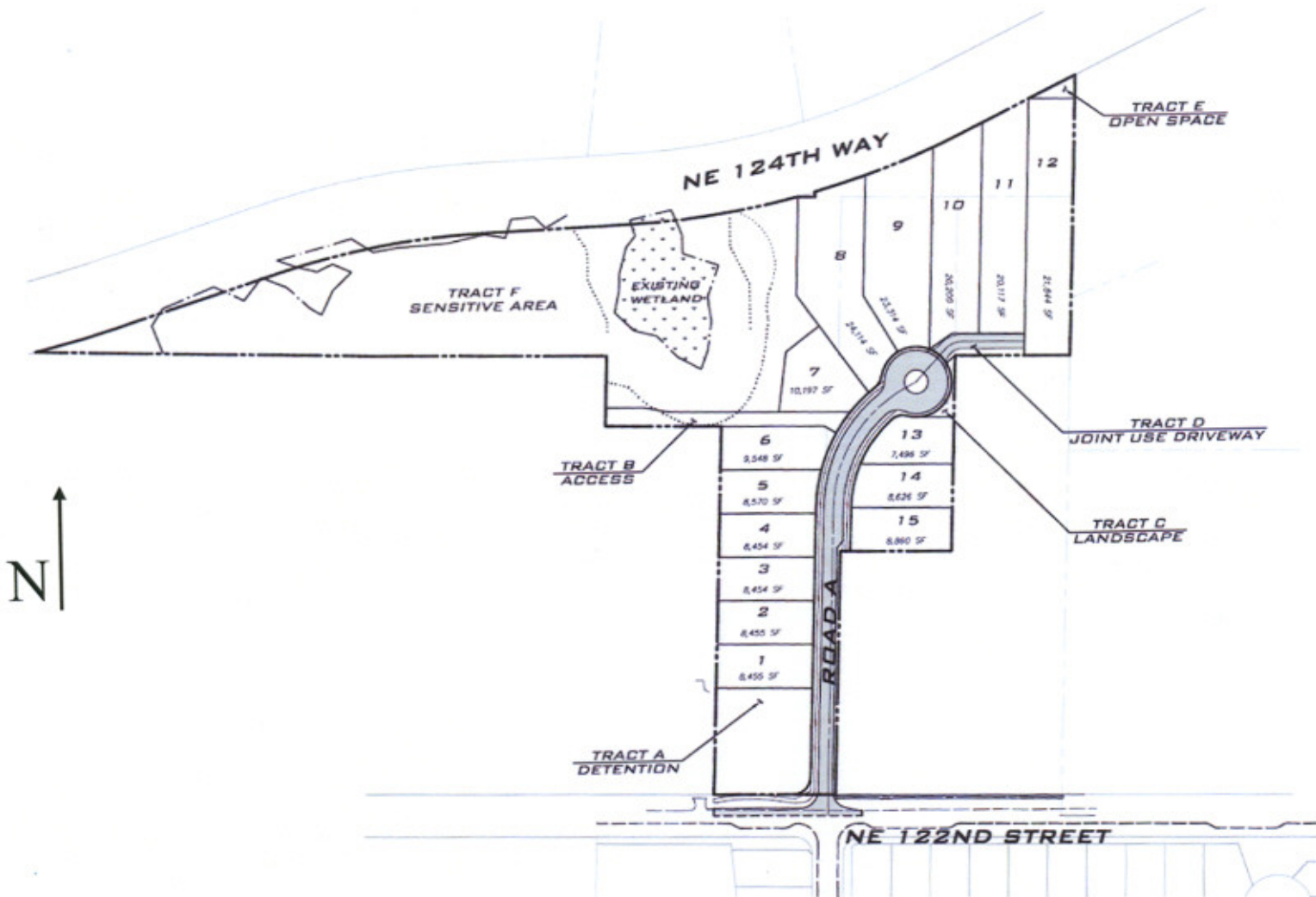
MALISA FILES, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: _____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: _____

ATTACHMENT B – SITE MAP



REDMOND ASSEMBLY PLAT/PRD

ATTACHMENT C – VICINITY MAP

